

BK0348PG0402

BK0349PG0307

Prepared by and return to:

Joseph M. Sparkman, Jr.  
Attorney at Law  
Post Office Box 266  
Southaven, MS 38671-0266  
601 349-6900

STATE MS.-DESOTO CO.

FILED

MAR 5 1 42 PM '99

STATE MS.-DESOTO CO.

FILED

WARRANTY DEED

MAR 24 2 35 PM '99

Bettie M. Britt, a Single Person  
GRANTOR

BK 348 PG 402  
W.E. DAVIS CH. CLK.

BK 349 PG 307  
W.E. DAVIS CH. CLK.

to:

Roy A. Ridgeway, Jr. and wife, Elisabeth Ridgeway  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bettie M. Britt, a Single Person does hereby sell, convey, and warrant unto Roy A. Ridgeway, Jr. and wife, Elisabeth Ridgeway, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

See Attached "Exhibit A" For Complete Legal Description

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Taxes for the year 1999 are to be paid by Grantee and possession is to be given with receipt of Deed.

WITNESS the signature of the Grantors, this the 25th day of February 1999.

*Bettie M. Britt*  
Bettie M. Britt

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Bettie M. Britt, a Single Person, who acknowledge that she executed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 25th day of February, 1999.

My Commission Expires:

4/27/99

*Janet R. O'Daniel*  
Notary Public  
Janet R. O'Daniel

GRANTOR'S ADDRESS:

6566 HUNTERS GLENN  
SOUTHAVEN MS 38671  
Work Phone #: 601.349-0039  
Home Phone #: 601.349-0155

GRANTEE'S ADDRESS:

2475 Scott Road  
Hernando, Mississippi 38632  
Work Phone #: 901.396.0142  
Home Phone #: 901.396.0142

## "Exhibit A"

A 2.60 Acre lot as part of the Ketchum tract in Section 14, Township 3 South, Range 8 West, DeSoto County, Mississippi. Beginning at the southwest corner of Section 14, Township 3 South, Range 8 West; thence east 2,012.79 feet along Oak Grove Road to the intersection of Scott Road and Oak Grove Road; thence north 2,838.24 feet along the centerline of Scott Road to the southeast corner of the Ketchum tract and the point of beginning of the following lot: thence south 74 degrees 51 minutes west 665.73 feet to the southwest corner of the Ketchum lot; thence north 5 degrees 42 minutes west 50.0 feet to a point; thence north 2 degrees 30 minutes west 146.0 feet along the west line of the Ketchum tract to a point; thence north 77 degrees 13 minutes east 659.17 feet to a point in the centerline of Scott Road; thence south 3 degrees 48 minutes east 168.0 feet to the point of beginning and containing 2.75 acres. Less and except 0.15 acres in the right of way of Scott Road, leaving a net acreage of 2.60 acres, more or less. All bearings are magnetic.

Indexing Instructions: *ALL QUARTERS OF*  
~~Southwest Corner of~~ Section 14, Township 3 South, Range 8 West,  
DeSoto County, Mississippi

*Butte M. Butt*